COMM AT SW COR OF NE1/4, RUN
S TO N R/W OF C R 240, SE
61.35 FT FOR POB, RUN N 655.09

KEEN WILLIAM B/KEEN ALISA
1243 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2027

09-5S-17-09171-008

BUILDING CHARACTERISTICS

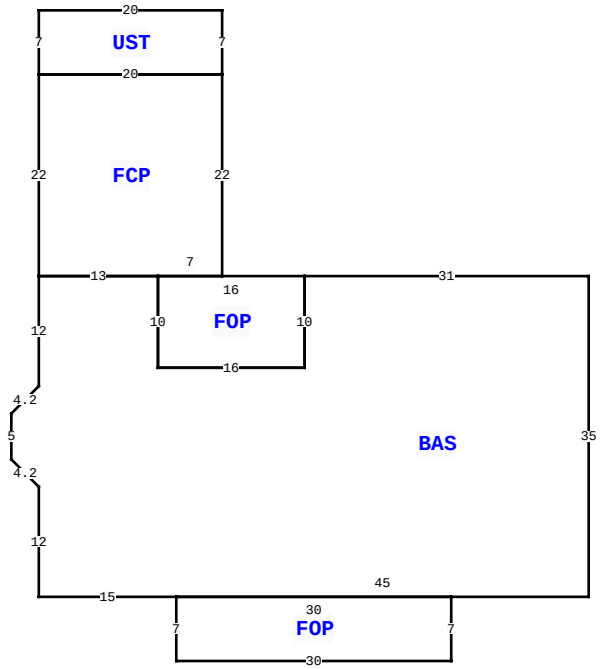
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100		1,964	224,352
FCP	440	25		110	12,566
FOP	160	30		48	5,483
FOP	210	30		63	7,197
UST	140	45		63	7,197
TOTALS	2,914			2,248	256,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,248	129.8088	142.79	320,992	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2006 Heated Area: 1964 HX Base Yr 2006



1243 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	22	20	440.00	UT	2.50	2.50	100	2005	2005	3	100	1,100	
3	0040	BARN,POLE	0	100	48	40	1.00	UT	3,000.00	3,000.00	75	2012	2012	3	75	2,250	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		256,794
TOTAL MARKET OB/XF VALUE		5,850
TOTAL LAND VALUE - MARKET		126,500
TOTAL MARKET VALUE		276,584
SOH/AGL Deduction		93,457
ASSESSED VALUE		183,127
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,716
TOTAL JUST VALUE		389,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052669	Roof Replacement	20,900	03/21/2025
23443	SFR	563	08/02/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1045/0394	5/04/2005	WD	Q	V	06	100

GRANTOR: KEEN

GRANTEE: KEEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FOP= W16 S10 E16 N10$ S10 W16 N10 FCP= E7 N22 UST= N7 W20 S7 E20$ W20 S22 E13$ W13 S12 D3 L3 S5 R3 D3 S12 E15 FOP= S7 E30 N7 W30$ E45 N35$.

LAND DESCRIPTION

TOTAL OB/XF 5,850

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	280.00	280.00	2,940							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	10.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	115,500							

REVIEW DATE 04/21/2025 BY chuck Total Acres: 11.50 Total Land Value: 13,940 Market: 115,500 Agricultural: 2,940 Common: 11,000 PRINTED 11/17/2026 BY SYS